

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
505 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 65-18

AN ORDINANCE of the City of Richland establishing and dedicating the right-of-way for Falconcrest Loop as fully described in this ordinance.

WHEREAS, Bauder Homes, LLC has initiated development of residential lots to the west of the Falconcrest subdivision; and

WHEREAS, Bauder Homes, LLC's project began with Short Plat No. 3553, which created four (4) single-family residential lots west of Morency Drive; and

WHEREAS, Short Plat No. 3553 included an access and utility easement as the method of providing access to the lots rather than a public street right-of-way; and

WHEREAS, Bauder Homes, LLC has since determined to change its development approach, and has requested that the access and utility easement be relinquished in favor of a new public right-of-way in a different location; and

WHEREAS, Bauder Homes, LLC deeded property to the City of Richland for a public street right-of-way for Falconcrest Loop under Benton County Auditor's File No. 2018-026854; and

WHEREAS, the Richland Municipal Code provides for dedication of public street rights-of-way by approval of a final plat or by ordinance; and

WHEREAS, as no final plat will occur with the Bauder Homes, LLC project, the Falconcrest Loop right-of-way must be dedicated by ordinance; and

WHEREAS, the public street and utility improvements for Falconcrest Loop have been permitted by the Public Works Department, with construction expected to be completed by the end of the year; and

WHEREAS, dedication of the public street right-of-way is appropriate to advance development in accordance with City development standards.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The portion of road right-of-way legally described on **Exhibit A**, attached hereto, and depicted as Falconcrest Loop on **Exhibit B**, attached hereto, is hereby ordered to be dedicated as a City street named Falconcrest Loop.

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached exhibits, duly certified by the City Clerk as a true copy.

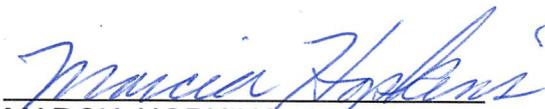
Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of December, 2018.

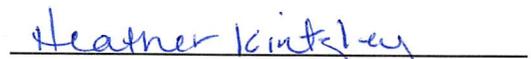


ROBERT J. THOMPSON
Mayor

ATTEST:


MARCIA HOPKINS, City Clerk

APPROVED AS TO FORM:


HEATHER KINTZLEY, City Attorney

Date Published: December 9, 2018

**EXHIBIT A
LEGAL DESCRIPTION
PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENT DEDICATION**

A STRIP OF LAND LYING WITHIN LOTS 1, 2, 3, AND 4, SHORT PLAT 3553, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3553, RECORDS OF BENTON COUNTY, WASHINGTON, AND LYING WITHIN PARCEL 2, RECORD SURVEY 4946, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4946, RECORDS OF BENTON COUNTY, WASHINGTON SITUATE IN SECTION 35, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN:

PUBLIC ROAD RIGHT-OF-WAY:

A STRIP OF LAND 54.00 FEET IN WIDTH, WITH 27.00 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 1 OF SAID SHORT PLAT 3553; THENCE SOUTH 52°18'13" WEST 1.51 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MORENCY DRIVE TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 63°07'25" WEST 50.42 FEET); THENCE NORTHWESTERLY 50.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°12'18"; THENCE NORTH 77°43'35" WEST 190.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE WESTERLY 52.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°57'40"; THENCE SOUTH 87°18'45" WEST 91.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY 57.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°21'19"; THENCE NORTH 76°19'56" WEST 64.89 FEET TO THE TERMINUS OF SAID CENTERLINE.

TOGETHER WITH THAT PORTION OF SAID PARCEL 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1; THENCE SOUTH 52°18'13" WEST 29.19 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MORENCY DRIVE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 52°18'13" WEST 44.63 FEET ALONG SAID RIGHT OF WAY MARGIN AND THE PROJECTION THEREOF TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET (THE LONG CHORD OF SAID CURVE BEARS NORTH 12°42'41" WEST 45.32 FEET); THENCE NORTHWESTERLY 56.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°01'48" TO A POINT LYING 27.00 FEET SOUTHERLY OF THE ABOVE DESCRIBED CENTERLINE, SAID POINT BEING A POINT OF CUSP WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 73.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 65°09'55" EAST 31.75 FEET); THENCE SOUTHEASTERLY 32.01 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH AND 27.00 FEET SOUTHERLY OF THE ABOVE DESCRIBED CENTERLINE, THROUGH A CENTRAL ANGLE OF 25°07'19" TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:

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DPB 8-16-18 + 9-4-18

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1; THENCE NORTH 52°18'13" EAST 25.88 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MORENCY DRIVE TO A POINT LYING 27.00 FEET NORTHEASTERLY OF THE ABOVE DESCRIBED CENTERLINE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 52°18'13" EAST 17.44 FEET ALONG SAID RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 82.00 FEET; THENCE NORTHEASTERLY 3.60 FEET ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 2°30'53" TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 87°39'55" WEST 30.70 FEET); THENCE SOUTHWESTERLY 33.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°45'11" TO A POINT LYING 27.00 FEET NORTHEASTERLY OF THE ABOVE DESCRIBED CENTERLINE, SAID POINT BEING A POINT OF CUSP WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 127.00 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 50°19'45" EAST 18.29 FEET); THENCE SOUTHEASTERLY 18.30 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH AND 27.00 FEET NORTHEASTERLY OF THE ABOVE DESCRIBED CENTERLINE, THROUGH A CENTRAL ANGLE OF 8°15'28" TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A UTILITY EASEMENT BEING A 10.00 FEET WIDE STRIP OF LAND, THE NORTHERLY LINE OF WHICH IS COLINEAR WITH THE SOUTHERLY MARGIN OF THE ABOVE DESCRIBED PUBLIC ROAD RIGHT-OF-WAY.

TOGETHER WITH A UTILITY EASEMENT BEING A 10.00 FEET WIDE STRIP OF LAND, THE SOUTHERLY LINE OF WHICH IS COLINEAR WITH THE NORTHERLY MARGIN OF THE ABOVE DESCRIBED PUBLIC ROAD RIGHT-OF-WAY.

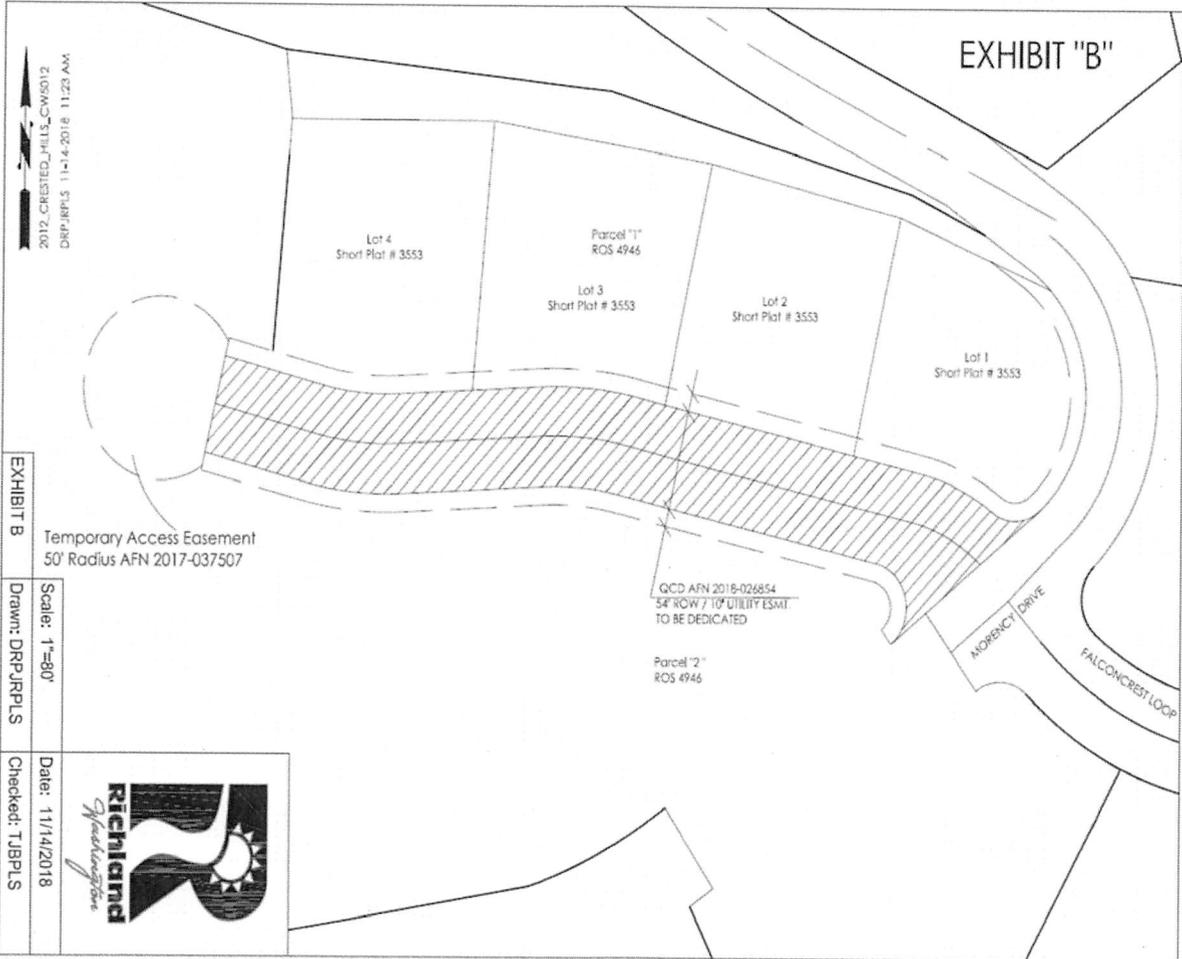
THE SIDELINES OF SAID PUBLIC ROAD RIGHT OF WAY STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE SAID NORTHWESTERLY RIGHT OF WAY MARGIN OF MORENCY DRIVE.

THE SIDELINES OF SAID UTILITY EASEMENTS TO TERMINATE AT RIGHT ANGLES OR RADIAL WITH THE TERMINUS OF SAID PUBLIC ROAD RIGHT OF WAY SIDELINES.



9-4-18

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DPB 8-16-18 + 9-4-18



2012_CRESTED_HILLS_CW5012
 DRP/JRPLS 11/14/2018 11:28 AM

EXHIBIT "B"

EXHIBIT B

Temporary Access Easement
 50' Radius AFN 2017-037507

Drawn: DRP/JRPLS

Scale: 1"=80'

Checked: TJRPLS

Date: 11/14/2018



QCD AFN 2016-026854
 54' ROW 7' 10" UTILITY ESMT.
 TO BE DEDICATED

Parcel "2"
 ROS 4946

EMERGENCY DRIVE

FALCONCREST LOOP